

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 3

Property ID: R49174

Property Information

property address: 1207 S TEXAS AVE

legal description: WINTER BLOCK 7, LOT 2,3,4 (PT OF)

owner name/address: WATSON, HARVEY D

1211 S TEXAS AVE

BRYAN, TX 77803-4560

full business name: Watson Motors

land use category:

type of business:

current zoning: C-3

occupancy status:

lot area (square feet): 13260

frontage along Texas Avenue (feet): 65

lot depth (feet): 270

sq. footage of building:

property conforms to: ☐ min. lot area standards ☒ min. lot depth standards ☐ min. lot width standards

Improvements

# of buildings: building height (feet): # of stories:

type of buildings (specify):

building/site condition:

buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify)

approximate construction date: accessible to the public: ☐ yes ☐ no

possible historic resource: ☐ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☐ no

other improvements: ☐ yes ☐ no (specify) (pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☐ no

☐ dilapidated ☐ abandoned ☐ in-use

# of signs: type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☐ yes ☐ no parking spaces striped: ☐ yes ☐ no

# of available off-street spaces:

lot type: ☐ asphalt ☐ concrete ☐ other

space sizes:

sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition:

end islands or bay dividers: ☐ yes ☐ no:

landscaped islands: ☐ yes ☐ no

**Curb Cuts on Texas Avenue**

how many: \_\_\_\_\_ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

**Landscaping**

☐ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: \_\_\_\_\_

**Outside Storage**

☐ yes ☐ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☐ no are dumpsters enclosed: ☐ yes ☐ no

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☐ no

**Other Comments:**

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